


APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: August 1, 2023

Part I: To be Completed by Applicant:

1. Applicant(s):
Johnson & Associates on Behalf of Lennar Homes

- Signature of Applicant(s):

Tyler Muzny, Johnson & Associates
- Telephone Number and Address:
1 E Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
2. Project Name and Legal Description:
The Villages, a Planned Unit Development
Legal description is attached.
3. Action Request of Development Committee:
To review and approve the program of public improvements, the final site development plan, and the final plat to allow The Villages Final Plat to be submitted for City Council approval.

Part II: To Be Completed by Development Committee:

Development Committee Met on: August 24, 2023

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve the program of public improvements, final site development plan and final plat and submit to City Council for consideration.

Development Committee Recommendations:

Recommend City Council approve the final site development plan and final plat for The Villages, a Planned Unit Development.

		Record of Acceptance:			
		Yes	No	Yes	No
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Director of Public Works		Director of Planning			
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Director of Utilities		Planning Services Manager			
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
City Engineer		Subdivision Development Manager			

LEGAL DESCRIPTION

The Villages

July 28, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Southeast Quarter (SE/4), said point being the POINT OF BEGINNING;

THENCE North $00^{\circ}37'31''$ West (North $01^{\circ}03'37''$ West record), along and with the West line of said Southeast Quarter (SE/4), a distance of 696.63 feet (690.98 feet record) to the Southwest (SW) Corner of the plat OAKHURST ADDITION SECTION 12 recorded in Book PL12, Page 53;

THENCE South $89^{\circ}43'35''$ East (South $90^{\circ}00'00''$ East record), along and with the South line of said plat OAKHURST ADDITION SECTION 12, a distance of 1,249.28 feet to the Southeast (SE) Corner of Lot 39 Block 32 OAKHURST ADDITION SECTION 12 and the West right-of-way line of Oakhurst Avenue as shown on the plat OAKHURST ADDITION SECTION 9 recorded in Book PL11 Page 187;

THENCE along and with the West right-of-way of said Oakhurst Avenue the following three (3) calls:

1. South $00^{\circ}16'25''$ West (South $00^{\circ}00'00''$ West record), a distance of 593.16 feet (590.11 feet record);
2. South $45^{\circ}08'17''$ West (South $44^{\circ}51'52''$ West record), a distance of 36.86 feet;
3. South $00^{\circ}53'29''$ East (South $01^{\circ}09'54''$ East record), a distance of 50.00 feet to the South line of said Southeast Quarter (SE/4);

THENCE South $88^{\circ}59'10''$ West (South $88^{\circ}50'06''$ West record), a distance of 490.14 feet to the Southeast (SE) Corner of the plat CRIMSON CREEK ADDITION SECTION 1 recorded in Book PL21, Page 53;

THENCE along and with the East, North and West lines of said plat CRIMSON CREEK ADDITION SECTION 1 the following five (5) calls:

1. North $01^{\circ}00'50''$ West (North $01^{\circ}14'58''$ West record), a distance of 209.59 feet;
2. North $46^{\circ}01'56''$ West (North $46^{\circ}16'04''$ West record), a distance of 147.64 feet;
3. on a non-tangent curve to the right having a radius of 175.00 feet, a chord bearing of North $83^{\circ}17'48''$ West (North $83^{\circ}31'56''$ West record), a chord length of 221.27 feet and an arc length of 239.53 feet;

4. South 44°00'16" West (South 43°46'08" West record), a distance of 189.67 feet;
5. South 01°00'50" East (South 01°14'58" East record), a distance of 209.59 feet to the Southwest (SW) Corner of said plat CRIMSON CREEK ADDITION SECTION 1, said point lying on the South line of said Southeast Quarter (SE/4);

THENCE South 88°59'10" West (South 88°50'06" West record), along and with the South line of said Southeast Quarter (SE/4), a distance of 265.68 feet to the POINT OF BEGINNING.

Containing 716,942 square feet or 16.4587 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)